Independent Citizens' Bond Oversight Committee

Minutes of Regular Meeting **November 12, 2019**
(Approved January 14, 2020)

I. Call to Order

The Independent Citizens' Bond Oversight Committee met in a regular meeting on Tuesday, November 12, 2019, in meeting room 1068 on the Oceanside campus. Chairperson, Mazur called the meeting to order at 2:05 p.m.

II. Roll Call

Committee members present:	Alec Babiarz Larry Barry Dick High William V. Howe Josh Mazur Jade MacEoghain
Committee members not present:	Kris Powell
Others present:	Geoff Bachanas Tim Flood Tom Macias Kristen Huyck David Casnocha

III. Approve Meeting Minutes

A. Regular Meeting of September 10, 2019

By motion of committee member MacEoghain, seconded by committee member Howe, the minutes of the regular meeting of September 10, 2019 were approved.

Vote: 4-0-2
Aye: High, Howe, Mazur, MacEoghain
Abstention: Babiarz, Barry

IV. Public Comment On and Not on the Agenda

None

V. Changes in Agenda Order

None

VI. New Member Welcome and Introduction

Mazur asked the recently appointed committee members to introduce themselves. Larry Barry will serve as the tax payer association member. He along with his family have all attended MCC. Alec Babiarz will serve as the college support organization member. He has been a member of the college's foundation board since 2011 and is the current president.

VII. ICBOC Member Purview and Responsibilities Discussion with Bond Counsel

Bond counsel David Casnocha provided the committee with a historical overview of bond legislation for school districts, changes to that legislation through Proposition 39 and requirements for a bond oversight committee. Oversight committees are appointed by the board of trustees to ensure that bond proceeds are properly expended as outlined by the voter approved measure. Casnocha reviewed the committee's by-laws and measure MM language, providing detailed explanations of the parameters of the committee's responsibilities.

VIII. Subcommittee Assignments and Structure

Mazur introduced subcommittee assignments to new members. Members should email Mazur with their preferred subcommittee assignment before the next meeting.

IX. Staff Standing Reports

A. Status of Design

Presentation of Status of Projects and Status of Construction agenda items will combined into one item going forward.

There are currently 18 active projects and 3 completed project, $56M in commitments; and $32.6M in expenditures.

<u>Community Learning Center – Project Updates</u>

Completed Projects

- Arby's Demolition

Active Projects

- New Monument Signage and Entryway - Construction – Gateway: $1.2M. Majority of the construction activities are complete and punch list items are being worked on. Last portion of project of project remaining is installation of monument signage. Due to extended manufacturing times, the specialty material for the monuments is not expected to be ready until late this year.
- New Student Services Building – Bid and Award: $12.3M. Original procurement/bid was canceled and project is being rebid. Seven (7) general contractors were prequalified. Bid is in process and the bid opening date is December 2, 2019.
- Buildings 100 + 200 Renovation – Design: $11.4M. This project is currently in the design development phase of design.

<u>San Elijo Campus – Project Updates</u>

Completed Projects

- B600 Modernization
- B300 Modernization

Active Projects

- B500 Renovation – Construction: $3.5M. Construction is ongoing. Current activities include installation of mechanical, electrical and plumbing systems, interior drywall, exterior building plaster as well as exterior walkway concrete placement.
- New Student Services and Administration Building – Construction: $12.4M. Construction is ongoing. Current activities included initial project/submittals, site underground utilities and compaction grouting for building structural system.
- B200 Modernization – DSA: $3.5M. Design is complete and project is in DSA review.
- B100 Renovation – Design: $5.3M. Currently the project is in the construction document phase of design.
- Temporary Housing/Swing Space Phase 4 - Design

<u>Oceanside Campus – Project Updates</u>
Active Projects

- Athletic Field Renovation - Construction: $9.95M. Construction is on-going. Current activities include underground utilities installation, rough grading, and ramp and building footing preparation.
- North Storm Drain Repair – Construction: $750K. Construction is nearing completion. All storm drain line infrastructure and site work is complete to date. Landscaping and irrigation is the only work remaining. Project completion is on scheduled.
- B1000 Administration Renovation - Design: $13.4M. Design development phase of design is nearing completion. User group meetings regarding both B1000 and the required temporary housing/swing space are on-going. Location for temporary housing/swing space has been moved to east of existing B1100 – College Police - and will be placed in parking lot 1A.
- New Parking Lot 5A, PV & Tennis Support Building – Design: $16.9M. Criteria document and design-build entity procurement is complete. DBE contract is fully executed and the collaboration phase of the project has commenced.
- New Gym Building - Design: $37.1M. Criteria documents and DBE procurement is complete. DBE contract is fully executed and the collaboration phase of the project has commenced.
- New Allied Health Building - Design: $27.98M. Criteria documents and DBE procurement is complete. DBE contract is fully executed and the collaboration phase of the project has commenced.
- New Student Services Building - Design: $54.1M. Criteria document and DBE procurement is complete. DBE contract is fully executed and the collaboration phase of the project has commenced.
- New Chemistry & Biotechnology Building - Procurement: $35.98M. Criteria document is complete and design-build entity

procurement is finalized with the contract award being scheduled for approval at the upcoming November board meeting.

B. **Status of Construction**
Combined with item IX.A.

C. **Status of Contracts Let**
In Process – Design-Build Request for Qualifications and Proposals
- Oceanside: New Chemistry and Biotechnology Building

In Process – Request for Task Order Proposals
- Community Learning Center New Student Services Bldg. Geotechnical Services
- Oceanside Parking Lot 4C & 2B Geotechnical Services
- Oceanside Parking Lot 4C & 2B Survey Services

Upcoming – Request for Qualifications (RFQs)
- Districtwide Integrated Automation System Providers

Upcoming – Request for Task Order Proposals
- San Elijo B400 Renovation Architectural Services

Upcoming – Design-Build Request for Qualifications and Proposals (RFQ/Ps)
- Oceanside B1200 Library Renovation – Design-Build is being chosen for this project for a number of reasons:
    - Single point of responsibility for owner
    - Allocate risks to those who can best manage it
    - General Contractor and A/E on the same team providing unified recommendations and solutions
    - Speed to market
    - Complex project requiring close coordination of design and construction expertise
    - Project requires complex phasing

D. **Status of Finance (Cost to Date)**
Committee reviewed the MCCD Capital Improvement Program Budget Executive Summary as of September 30, 2019.

Current commitments total $56M and current expenditures total $32.6M.

Flood noted several changes for the committee:
- CLC Parking and Bldg C Demo cost savings of $396K by removing P/V from project.
- Oceanside North Storm Drain project cost increased by $112K. The project was initially part of the athletic field renovation, but is now entirely district paid. The increase in cost was due to a sink hole that had to be mitigated.

- Oceanside Campus project budget is about $154K higher than planned across all projects. This overage includes the $112K district funded storm drain project.
- San Elijo B200 cost increased by $822K. The patio of arts area was transformed into a quasi-classroom and support space over the years. The district chose to change the project to build in the additional space needed to support these current functions.
- The art gallery that was originally planned to go into the new student services building has been moved to the new arts and media building project, so the budget for the gallery was moved from the student services building project to the arts and media building project, with a net zero change in the overall budget.

Cost saving measures

1) District direct purchase Program Management Office set-up items versus lease for duration of contract and/or program. Estimated rough order magnitude of savings over life of program $25K.
2) No markup on professional services consultant reimbursables. Estimated rough order magnitude savings over life of program $75-100K.
3) Move forward with previous architect and engineering teams for design of SAN B300 and B600 modernization. Estimated rough order of magnitude savings of $100K.
4) Single firm perform both Program and Construction Management Services.
5) Project scope validation and value engineering on all projects.
6) Strategic selection of alternative delivery methods (i.e. design-build).

X. Items for Future Agendas

- Meeting Frequency of Subcommittees

XI. Adjournment

Chairperson Mazur adjourned the meeting at 4:16pm.

Minutes Approval:

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Josh Mazur
Committee Chair